



Beaufort.

MACCLESFIELD ROAD, ALDERLEY EDGE, CHESHIRE SK9 7BL

A luxurious contemporary residence in a private location
within walking distance of Alderley Edge village

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Contemporary Living - Evolved

New from Henderson Homes is 'Beaufort'. This strikingly original five bedroom detached home enjoys a secluded location within a mature site, located at the end of a private lane off Macclesfield Road; less than five minutes walk from Alderley Edge.

Beaufort has undergone a design evolution. In the experienced hands of award winning architect Annabelle Tugby, formerly of Stephenson Bell, a conventional single-storey home has been radically transformed into the epitome of chic, minimalist contemporary design.

The property has been comprehensively renovated and remodelled and emerges with a bold exterior that boasts clean lines and a crisp finish using high quality natural materials and large expanses of glazing. Inside, Beaufort provides spacious, versatile and beautifully styled living accommodation.

The Accommodation

Beaufort has been designed to offer fluid, flexible open plan living.

Around 3,700 sq ft of living accommodation has been intelligently planned, the purpose of which can be tailored to the individual requirements of the purchasers.

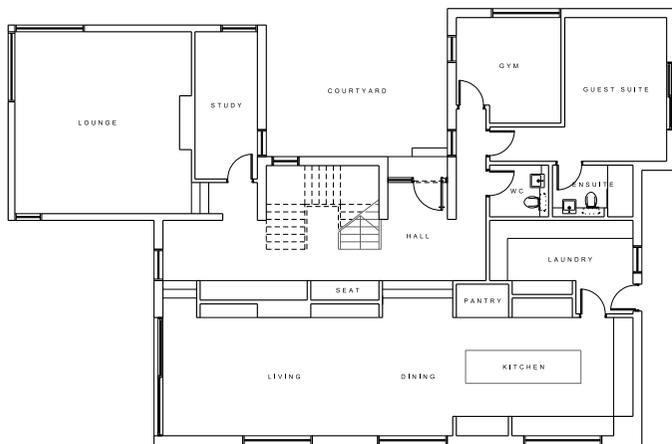
The property is accessed off an attractive courtyard and opens onto a central entrance hall. Steps lead to an open plan kitchen, dining and living room, which expands across the full width of the property to provide a hub for day-to-day living. Here, floor to ceiling glazing affords a delightful view of the rear gardens and connects the internal and external spaces for alfresco entertaining and sun worshipping. Adjacent to the kitchen is a utility room.

Also off the hall is a study and a large lounge with a full height corner picture window to welcome in natural daylight, or create a dramatic focal point at night.

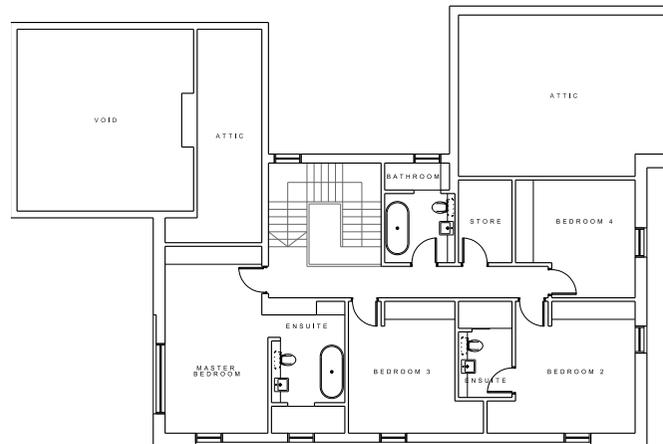
Completing the ground floor accommodation is a home gym, and a bedroom with en-suite; a perfect, private retreat for guests or staff. Alternatively this space could provide a games room, media room, library or home office.

Up an attractive split level staircase is the first floor providing four large bedrooms and a family bathroom. The master bedroom offers an en suite and a West-facing floor to ceiling sliding glazed window providing stunning views across the Cheshire Plains. The second bedroom also benefits from a luxurious en suite.

Beaufort resides within an established setting with mature trees and shrubs offering privacy and seclusion as well as views across the Cheshire countryside. The property is approached via a private gated driveway, off which is set a timber clad car port accommodating two vehicles and offering additional storage accommodation suited to bicycles and other sports equipment.



Ground Floor



First Floor

Ground Floor (m)

Lounge	6.75 x 5.95
Study	4.92 x 2.10
Hall	2.05 x 10.9
Gym	3.53 x 3.52
Lounge/Dining	3.95 x 9.75
Kitchen	4.6 x 6.07
Pantry	3.13 x 4.83
Guest Bed	4.8 x 3.43
Ensuite	1.73 x 2.70

First Floor (m)

Master Bed	6.24 x 3.46
Ensuite	3.95 x 2.47
Bed 2	4.02 x 4.40
Ensuite	3.20 x 1.80
Bed 3	3.58 x 4.40
Bed 4	3.93 x 4.02
Bathroom	3.33 x 2.36
Store	2.76 x 1.80
Hall	1.05 x 9.41



The Luxury

Throughout Beaufort, careful consideration has been given to providing an environment that is aesthetically pleasing whilst affording luxury, comfort and convenience.

KITCHEN

- Contemporary kitchen from a leading German designer
- Professional appliances integrated into the kitchen scheme

BATHROOMS

- Sculpted white sanitaryware by Duravit
- Stylish Hansgrohe taps and shower fittings
- Finished in Porcelanosa tiles

HEATING

- Energy efficient gas central heating system

ELECTRICAL

- Future-proof infrastructure for whole home distributed lighting, audio, visual and broadband

SAFETY & SECURITY

- Security system with electrically operated, remote control entrance gates armed with entry system.
- External PIR (Passive Infra Red) lighting to driveway and external areas
- Smoke/heat detectors installed in strategic places throughout the home

PERSONALISATION

Depending on the stage of construction at the time of purchase, the new owners of Beaufort may have the opportunity to personalise certain aspects of their home, such as the kitchen, bathroom and gardens, or arrange the installation of bespoke lighting, audio visual or security systems so as to avoid disruption at a later date.

The Location

As the most famous corner of Cheshire's Golden Triangle, Alderley Edge has a reputation for luxury, style and sophistication.

Whilst the village provides access to a wealth of glamorous restaurants, bars and designer stores, it also boasts a proud local community who support an abundance of independent and artisan businesses, and a regular farmers market.

The village offers access to excellent private and state schools for children of all ages as well as a range of clubs for all sporting interests, from tennis and cricket to golf and hockey.

On its doorstep is local landmark and folklore legend, Alderley Edge, a wooded sandstone ridge affording scenic walks and extended views over the gorgeous Cheshire Plains.

Perfectly located for access to the M56 and M6 motorway network, the village also offers fast and direct access to Manchester and Crewe, and to London via nearby Wilmslow.





Henderson Homes

Henderson Homes is a third generation family run developer that applies over 60 years of homebuilding expertise to the creation of beautiful homes that respond to the living and lifestyle requirements of modern purchaser.

Based in Cheshire but operating across the North West, its award winning development portfolio includes luxurious one-off dwellings and small select developments of family homes in prime and picturesque locations. Locally, the Henderson Homes portfolio includes projects in Wilmslow, Cheadle, Alderley Edge and Bollington.

Contact Us



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Disclaimer:
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Map: openstreetmap.org